

Your Ref:
Our Ref: PC:HR MCU25-0001

29 May 2025

Development Enterprises Pty Ltd
C/- Brazier Motti Pty Ltd
595 Flinders Street
TOWNSVILLE QLD 4810

anne.zareh@braziermotti.com.au

Dear Anne

Decision Notice - MCU25-0001

Material Change of Use – Medium Impact Industry (Furniture Manufacturing, Display and Sales)
28, 32 and 36 Lynn Street, and 79, 85 and 87 Herbert Street, Ingham– Lot 9 on RP706689, Lot 2 on RP717132, Lot 12 on SP121469, Lot 1 on RP735965, Lots 1 and 2 on RP712748, Lot 13 RP121469
Planning Act 2016

Receipt of your application deemed to be properly made on Friday 14 February 2025, for Material Change of Use for Medium Impact Industry (Furniture Manufacturing, Display and Sales) on the abovementioned land, is acknowledged and its contents noted.

Your application was assessed by relevant staff and considered by Council at its General Meeting held on Tuesday 27 May 2025

Council resolved to approve the proposed Development Application for Material Change of Use for a Dwelling House (Non-compliant Accepted Development), subject to conditions as set out in the attached Decision Notice. Please see the enclosed Decision Notice.

This Notice outlines aspects of the development's conditions of approval, currency period, approved plans, referral agency response (if any) and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, negotiated decisions, suspension of the appeal period and lodging an appeal, should you wish to do so.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

Yours sincerely



Michelle Webster
Interim Director Corporate and Community Services

Encl - Decision Notice



25 Lannercost Street
INGHAM QLD 4850



ABN

PO Box 366 INGHAM QLD 4850
46 291 971 168



4776 4600
4776 3233



council@hinchinbrook.qld.gov.au
HinchinbrookShireCouncil



29 May 2025

SECTION 83 OF PLANNING ACT 2016

APPLICATION DETAILS

This Referral Agency Response relates to the below Development Application:

Application Number	MCU25-0001
Property ID Number	103710, 105703, 105557 and 101585
Applicant Details	Development Enterprises Pty Ltd C/- Brazier Motti Pty Ltd
Owner Details	LCD Properties Pty Ltd PO Box 1245 INGHAM QLD 4850
Property Description	Lot 9 on RP706689, Lot 2 on RP717132, Lot 12 on SP121469, Lot 1 on RP735965, Lots 1 and 2 on RP712748, Lot 13 RP121469
Proposal	Material Change of Use – Medium Impact Industry (Furniture Manufacturing, Display and Sales)
Level of Assessment	Assessable Development – Impact Assessment

DECISION

The information below outlines the specifics of the Application:

Decision	The application was approved subject to conditions.
Decision Date	27 May 2025
Decision Type	Development Permit
Deemed Approval	The Development Permit is not a deemed approval under Section 64 of the <i>Planning Act 2016</i> .
Assessment Instrument	Hinchinbrook Shire Planning Scheme 2017
Submissions	See Attached List

CONDITIONS OF APPROVAL

The conditions of approval are set out in the Conditions of Approval. The conditions are identified to indicate whether the Assessment Manager or Referral Agency imposed them.

REFERRAL AGENCIES

Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 5666
TOWNSVILLE QLD 4810-
Email: NQSARA@dsdsilgp.qld.gov.au

Pursuant to Section 56 of the Planning Act 2016, SARA advises that it has no objection to Hinchinbrook Shire Council issuing a Development Permit for Material Change of Use – Medium Impact Industry (Furniture Manufacturing, Display and Sales).

FURTHER APPROVALS REQUIRED

This approval does not authorise any filling of land or building work and a Development Permit for carrying out the above mentioned may require additional assessment.

This approval does not authorise any works within Council's Road Reserve (e.g., new/additional access, repair/modification to existing access or works to footpaths). If this is required as part of your development proposal, an application will need to be lodged with Council or other relevant authority.

INFRASTRUCTURE CHARGES

Infrastructure charges apply to the proposed development in accordance with Council's Adopted Infrastructure Charges Resolution. Attached is Council's Infrastructure Charges Notice.

RIGHTS OF APPEAL

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a Development Application are set out in Chapter 6, Part 1 of the *Planning Act 2016*. There may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*).

An applicant for a Development Application may appeal to the Planning and Environment Court against the following:

- The refusal of all or part of the Development Application;
- A provision of the Development Approval;
- The decision to give a preliminary approval when a Development Permit was applied for; and
- A deemed refusal of the Development Application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

APPROVAL CURRENCY PERIOD

Pursuant to Section 85 of the *Planning Act 2016*, the Development Approval will lapse six years after the approval starts to have effect, unless otherwise conditioned.

APPROVED PLANS AND SPECIFICATIONS

The development must be carried out in accordance with the approved plans, specifications and/or drawings, along with the requirements of all relevant laws. Any deviation must have prior approval from the Chief Executive Officer.

Copies of the approved plans, specifications and/or drawings are attached.

NOTICE ABOUT DECISION – STATEMENT OF REASONS

This Notice is prepared in accordance with Section 63(5) and section 83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a Development Application.

The purpose of this Notice is to enable a public understanding of the reasons for the planning decision, specially having regard to:

- The relevant part of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and
- Any other information documents or other material Council was either required to, or able to, consider in its assessment.

All terms used in this Notice have the meaning given to them in the *Planning Act 2016*.

The proposed development is considered to be consistent with the relevant overall outcomes and assessment benchmarks of the *Hinchinbrook Shire Planning Scheme 2017*, in particular:

- The application has been approved as it is considered to meet, or have the ability to meet the requirements of the relevant aspects of the *Hinchinbrook Shire Planning Scheme 2017*; and
- Conditions of Approval have been included to ensure that compliance with the *Hinchinbrook Shire Planning Scheme 2017*.

Should you require any further information or clarification concerning this matter, please contact Council's Planning and Development Team on 4776 4600 for the necessary assistance.

CONDITION		TIMING																																	
<p>(1) Administration</p> <p>The applicant is responsible to ensure the approved development is carried out and complies with the following relevant requirements:</p> <p>(a) The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within relevant technical reports;</p> <p>(b) The development must, unless stated, be designed, constructed and maintained in accordance with relevant Council policies, guidelines and standards; and</p> <p>(c) The Conditions of Approval, the requirements of Council's Planning Scheme and best practice engineering.</p>		At all times.																																	
<p>(2) Approved Plans and Documents</p> <p>(a) The development and use of the site is to be generally in accordance with the following plans that are to be the Approved Plans of Development, except as altered by any other Condition of Approval; and</p> <table><tr><th>Plan / Document Name</th><th>Number</th><th>Date</th></tr><tr><td>3D Drawing and Renders</td><td>7520 DA0201 -DA0206</td><td>19.12.2024</td></tr><tr><td>Location and Lot Identification Plan</td><td>7520 DA 1001 01</td><td>19.12.2024</td></tr><tr><td>Site Plan</td><td>7520 DA 1002 06</td><td>19.12.2024</td></tr><tr><td>Existing and Demolition Plan</td><td>7520 DA1201 01</td><td>19.12.2024</td></tr><tr><td>Floor Plan</td><td>7520 DA 2001 01</td><td>19.12.2024</td></tr><tr><td>Elevations</td><td>7520 DA 3001 03</td><td>19.12.2024</td></tr><tr><td>Sections</td><td>7520 DA 3101 03</td><td>19.12.2024</td></tr><tr><td>Noise Impact Assessment</td><td>ATP241222-R-NIA-01</td><td>05.03.2025</td></tr><tr><td>Engineering Services Report</td><td>P002252 Rev 2</td><td>30.01.2025</td></tr><tr><td>Technical briefing note – pre development and post</td><td>P002252</td><td>10.04.2025</td></tr></table> <p>(b) Where there is any conflict between the conditions of this approval and the details shown on the approved plan and documents, the Conditions of Approval prevail.</p>		Plan / Document Name	Number	Date	3D Drawing and Renders	7520 DA0201 -DA0206	19.12.2024	Location and Lot Identification Plan	7520 DA 1001 01	19.12.2024	Site Plan	7520 DA 1002 06	19.12.2024	Existing and Demolition Plan	7520 DA1201 01	19.12.2024	Floor Plan	7520 DA 2001 01	19.12.2024	Elevations	7520 DA 3001 03	19.12.2024	Sections	7520 DA 3101 03	19.12.2024	Noise Impact Assessment	ATP241222-R-NIA-01	05.03.2025	Engineering Services Report	P002252 Rev 2	30.01.2025	Technical briefing note – pre development and post	P002252	10.04.2025	At all times.
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<p>(3) Relocation of Utilities</p> <p>Any relocation and/or alteration to any public utility installation required as a result of any works carried out in connection with this development must be carried out at no cost to Council.</p>		Prior to commencement of Use																																	

<p>(4) Damage to Infrastructure</p> <p>In the event that any part of Council's Infrastructure is damaged as a result of work associated with the development, Council must be notified immediately of the affected infrastructure and have it repaired or replaced by Council, at no cost to Council.</p> <p><i>Note: Construction works include any works that may impact on existing infrastructure such as, but not limited to, mobilisation of heavy earthmoving equipment, stripping and grubbing, site filling, stockpiling of materials and installation of erosion and sediment control measures.</i></p>	<p>At all times.</p>
<p>(5) Existing Infrastructure, Structures and Services</p> <p>Remove or relocate existing infrastructure, structures and services as follows</p> <ul style="list-style-type: none"> (a) All buildings and structures references on the approved plans; (b) All redundant vehicular crossings; (c) Any redundant stormwater infrastructure (including any associated pipework across the footpath; (d) Any redundant water infrastructure; and (e) Remove/seal or cap any redundant sewer property service. 	<p>Prior to commencement of use.</p>
<p>(6) Use and Intensity</p> <ul style="list-style-type: none"> (a) The use must operate wholly within the building and shall not include any external manufacturing or processing activities. (b) Hours of operation for manufacturing activities must be limited to: <ul style="list-style-type: none"> i. 7.00am to 6.00pm Monday to Saturday; and ii. No operations on Sundays or Public Holidays. 	<p>At all times.</p>
<p>(7) Sewer and Water Supply</p> <ul style="list-style-type: none"> (a) The development must be connected to Council's Sewerage and Water Supply network at no cost to Council; and (b) Undertake the following water supply and sewerage works: <ul style="list-style-type: none"> i. Cap existing sewer manhole and construct new manholes either side of the building inside the trafficable area; ii. Existing water mains located under vehicle access locations to be upgraded to the current standard with coverage in accordance with Council's Drawing No. W006 and measures designed to ensure no direct load from vehicles onto the water mains; iii. Hydraulic assessment of the water network to demonstrate pre and post development capacity to provide for fire fighting (no loss of service to surrounding residential areas); and iv. Prepare and register an Easement in favour of Council, over Council sewers within the land that are on a non-standard alignment, ensuring that it access and maintain the infrastructure. <p>All works must be carried out in accordance with the approved plan(s), to the requirements and satisfaction of Council.</p>	<p>Operational Works permit to be obtained prior to building works approval and carried out prior to commencement of use.</p>

<p>(8) Inspection of Sewers</p> <ul style="list-style-type: none"> (a) CCTV inspections of all constructed sewers must be undertaken pre and post development; (b) An assessment of the CCTV records must be undertaken by a suitably qualified person and a report along with the footage submitted to Council for review; and (c) Identified defects are to be rectified to the satisfaction of Council at no cost to Council. 	<p>Prior to Works Acceptance.</p>
<p>(9) Building Works Near Sewer Mains</p> <p>Any building works located over or near an existing sewer is subject to a Plumbing Application for Permission to Build over/and or Adjacent to Sewer Mains unless the works are not referrable under the Queensland Development Code MP1.4. The design of the building and footings over or near the sewer are to comply with the performance criteria in section MP.1.4 of the Queensland Development Code where relevant.</p>	<p>Prior to commencement of works over/and or adjected to sewer mains.</p>
<p>(10) Carparking</p> <ul style="list-style-type: none"> (a) A minimum of sixty-six 66 car parking spaces must be provided on site, including at least: <ul style="list-style-type: none"> i. Two (2) Off-Street parking spaces for people with disabilities; and ii. 1 bicycle rack near the main building entrance. (b) The car park must be designed in accordance with AS2890.1 Off-street car parking and AS2890.6- Parking Facilities - off street parking for people with disabilities; (c) The car park shall be imperviously sealed and appropriately line-marked in accordance with AS2890.1- Off-Street car parking; and (d) The car park lighting to be installed, is to be installed in accordance with AS4282-1997 Control of the Obstructive Effect of Outdoor Lighting. 	<p>Prior to commencement of use with details to be provided to Council as part of an application for operational works.</p>
<p>(11) Services location</p> <p>All existing services within the approved development area must be pot-holed and levels confirmed prior to commencement of work. In areas where site specific constraints apply, such as high trafficked roads which could not be closed for long periods, approval for the use of other technologies, such as Ground Penetrating Radar, to locate existing services can be undertaken with the written approval of Council prior to undertaking the work.</p>	<p>Prior to commencement of works.</p>
<p>(12) Amalgamation of lots</p> <p>Amalgamate lots Lot 9 on RP706689, Lot 2 on RP717132, Lot 12 on SP121469, Lot 1 on RP735965, Lots 1 and 2 on RP712748, and Lot 13 on RP121469 into one (1) lot and register the Plan of Subdivision.</p>	<p>Prior to commencement of Use</p>

<p>(13) Landscaping</p> <ul style="list-style-type: none"> (a) Provide a detailed landscaping plan to Council for endorsement prior to the commencement of building works. (b) A 1m landscape strip or screening must be provided to the side boundaries of the proposed development; (c) A landscaping strip minimum 2m in width must be established and maintained along the Lynn Street frontage and Herbert Street frontage (except at access points) to provide visual screening and improve amenity; and (d) All landscaping works shall be undertaken in accordance with the requirements of the Landscape Code of the Hinchinbrook Shire Planning Scheme 2017. 	<p>As stated and prior to the commencement of use.</p>
<p>(14) Noise Impact</p> <ul style="list-style-type: none"> (a) The approved development must comply with Noise Impact Assessment undertaken by ATP (ATP241222-R-NIA-0) dated 5 March 2025; and (b) An acoustic fence must be constructed along the full length of the site's side boundaries where they adjoin a residential dwelling. 	<p>Prior to commencement of Use and at all times.</p>
<p>(15) Environmental Nuisance</p> <ul style="list-style-type: none"> (a) Construction or operational activities, including but not limited to, the operation of mechanical plant and equipment, must not cause an 'environmental nuisance' within the meaning of the <i>Environmental Protection Act 1994</i> (Qld) to any sensitive receptor as stated within Schedule 1 of the Environmental Protection (Noise) Policy 2019 (Qld); and (b) Noise from air-conditioning units, swimming and spa pool filters, service equipment or other mechanical equipment must not emanate from the subject land to a degree that would in the opinion of an Authorised Person (officer) of Council, create an environmental nuisance having regard to the provisions of Chapter 8 Part 3B of the <i>Environmental Protection Act 1994</i> (Qld). 	<p>At all times.</p>
<p>(16) Waste Management</p> <ul style="list-style-type: none"> (a) A designated waste storage area must be provided on site, screened from public view and easily accessible for collection vehicles; and (b) Waste collection must occur entirely within the site and not obstruct pedestrian or vehicular movement on public land. 	<p>Prior to commencement of use and at all times.</p>
<p>(17) Construction Management Plan</p> <ul style="list-style-type: none"> (a) Construction Management Plan must be prepared and submitted to Council; (b) The Construction Management Plan must address all activities/operations associated with the construction including: <ul style="list-style-type: none"> i. Hours of construction; ii. Location(s) of construction access; iii. Parking of vehicles (including construction site employees and delivery vehicles); iv. Traffic management and control (including loading and unloading); v. On-site dust and noise management, so as to not cause a nuisance to the amenity of the surrounding area; vi. Tree protection management; 	<p>Prior to commencement of work</p>

<p>vii. Site safety and security after hours to prevent public entry; and</p> <p>viii. Location and details of construction signage including any signage that is to be illuminated.</p> <p>(c) The CMP must be provided to Council and made available to all onsite workers at all times. The CMP must be implemented at all times for the duration of approved work.</p>	
<p>(18) Approved Hours of Work</p> <p>(a) Work involving the operation of construction plant and equipment of any description, must only be carried out on site during the following times:</p> <ul style="list-style-type: none"> i. 7:00am to 6:00pm, Monday to Friday; ii. 7:00am to 1:00pm Saturdays; and iii. No work is permitted on Sundays or Public Holidays. <p>(b) Any variations to the above working hours must be authorised by Council prior to the commencement of such work.</p>	As stated.
<p>(19) Transportation of Materials</p> <p>(a) Transportation of fill or spoil to and from the land must not occur:</p> <ul style="list-style-type: none"> i. before 7:00am or after 6:00pm Monday to Friday; ii. before 7:00am or after 1:00pm Saturday; or iii. on Sunday or a Public Holiday. 	As stated.
<p>(20) Stockpiling of Materials</p> <p>Soil used for filling or spoil from the excavation is not to be stockpiled in locations that can be viewed from adjoining premises or a road frontage for any longer than one (1) month from the commencement of work on the land.</p>	As stated.
<p>(21) Construction and Operational Dust and Air Pollutants</p> <p>Dust emissions or other air pollutants, including odours, must not extend beyond the boundary of the land and must not cause a nuisance to surrounding properties in accordance with the requirements of the <i>Environmental Protection Act 1994</i> (Qld).</p>	At all times.
<p>(22) Site Based Stormwater Management Plan</p> <p>Carry out the stormwater management of the development generally in accordance with Engineering Services plan, Prepared by Premise, dated 28/03/2025, job code SKC100, sheet number SKC100, rev 4.</p>	Prior to commencement of work
<p>(23) Concentration of Stormwater</p> <p>(a) Stormwater discharge must have a no worsening effect or ponding nuisances on downstream or upstream properties, associated with the following:</p> <ul style="list-style-type: none"> i. diversion of stormwater; ii. concentration of stormwater flows; iii. changes in other flow characteristics; and iv. changes that affect the future use of land. <p>(b) If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have no worsening effect.</p>	At all times.

<p>(24) Lawful Point of Discharge</p> <p>All stormwater from the land must be directed to a lawful point of discharge as per the approved plan(s) such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.</p>	<p>As all times.</p>
<p>(25) Existing Footpath, Kerb and Channel</p> <p>The existing footpath, kerb and channel to the frontage of the subject site must be repaired where any sections show ponding or significant cracking.</p>	<p>Prior to commencement of use.</p>
<p>(26) Crossover and Driveway</p> <p>(a) The access, driveway and site circulation must be constructed in accordance with:</p> <ul style="list-style-type: none"> i. Sight Distance Check, prepared by Premise, dated 5/11/2024, job code P002252, sheet number SKC160, rev 1 (as amended in red by SARA); ii. HSC Standard Drawing A001- Residential and Commercial Invert Access; and iii. HSC Standard Drawing A003 – Driveway Gradient Profile Beam Application Details. <p>Details of the above works must be identified on a plan prepared by a RPEQ and submitted as part of a development application for Operational Work.</p>	<p>Prior to commencement of use.</p>
<p>(27) Ramping</p> <p>(a) Any ramping to meet with floor/garage levels must occur within the property; and</p> <p>(b) No grade change for vehicular access is permitted within the road reserve.</p>	<p>Prior to Commencement of Use.</p>
<p>(28) External Lighting</p> <p>External lighting within the development site must be installed in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting. The installation of external lighting must be certified by a suitably qualified person in accordance with the Australian Standard.</p>	<p>Prior to Commencement of Use.</p>
<p>(29) Boundary Fencing</p> <p>Except where an Acoustic fence is required, a minimum 1.8 metres high screen fence must be erected along the side boundary of the property.</p>	<p>Prior to Commencement of Use.</p>
<p>(30) Street Fencing</p> <p>(a) Any proposed fences and/or walls to the street frontage are to be limited to the following:</p> <ul style="list-style-type: none"> i. 1.2 metres in height if solid; or ii. 1.5 metres in height if at least 25% visually transparent; or iii. 1.8 metres in height if at least 50% visually transparent. 	<p>Prior to Commencement of Use.</p>

<p>(31) Flood Hazard Management in Development</p> <p>(a) Any components of the development that are likely to fail to function or may result in contamination when inundated (e.g. electrical switch gear and motors, water supply pipeline air valves) are:</p> <ul style="list-style-type: none"> i. Located above the defined inundation event; or ii. Designed and constructed to tolerate inundation. 	<p>Prior to Commencement of Use.</p>
<p>(32) Landscaping Protection</p> <p>Landscaped areas adjoining parking and maneuvering areas must be protected from vehicular encroachment by a 150mm high vertical concrete kerb or similar obstruction.</p>	<p>Prior to Commencement of Use.</p>
<p>(33) Landscaping Installation and Maintenance</p> <p>Ensure all plants, materials, hardscape and watering systems identified on the approved plan(s) are installed in a manner consistent with AS 2303:2018 Tree stock for landscape use and AS 4419:2003 Soils for landscaping and garden use and maintained at all times.</p>	<p>Prior to Commencement of Use.</p>
<p>(34) Earthworks Construction</p> <p>All earthworks must be constructed in accordance with AS 3798: Guidelines on earthworks for commercial and residential developments. At the completion of works, RPEQ Certification of the works and test results are required to be provided to Council.</p>	<p>Prior to Works Acceptance.</p>
<p>(35) RPEQ Certification of Earthworks</p> <p>Within 5 business days of the completion of the work, provide RPEQ certification to Council that confirms that all earthworks have been constructed in accordance with the certified drawings</p>	<p>As stated.</p>
<p>(36) Contaminated Fill</p> <p>All fill material must not include the use of contaminated material.</p>	<p>At all times.</p>
<p>(37) Air-Conditioning Plant and Machinery Screens</p> <p>Air-Conditioning, Plant and Machinery units located above ground level and visible from external properties or the street at the frontage of the land must be screened from view with appropriate materials or landscaping.</p>	<p>Prior to Commencement of Use.</p>
<p>(38) Electricity Supply and Telecommunications</p> <ul style="list-style-type: none"> (a) Development is serviced by an electricity and telecommunications supply approved by the relevant authority; and (b) Evidence of supply to each lot must be provided to Council for acceptance prior to the endorsement of the Plan of Survey. 	<p>Prior to Commencement of Use</p>

Figure 1 – Locality Plan for 28, 32 and 36 Lynn Street, and 79, 85 and 87 Herbert Street, Ingham, described as Lot 9 on RP706689, Lot 2 on RP717132, Lot 12 on SP121469, Lot 1 on RP735965, Lots 1 and 2 on RP712748, and Lot 13 on RP121469



COTTEEPARKER



NEW MODULINE FACTORY

85 HERBERT ST, INGHAM 4850

Project No.7520





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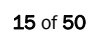


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3D DRAWING & RENDERERS - NORTH EAST VIEW

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3D DRAWING & RENDERERS - SOUTH EAST VIEW

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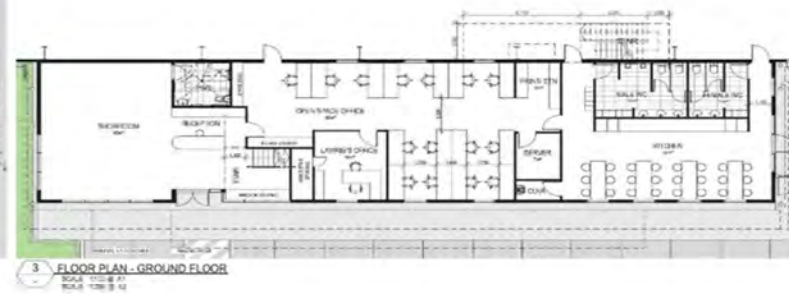
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DESIGNED BY
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CONSTRUCTION
2017/2018
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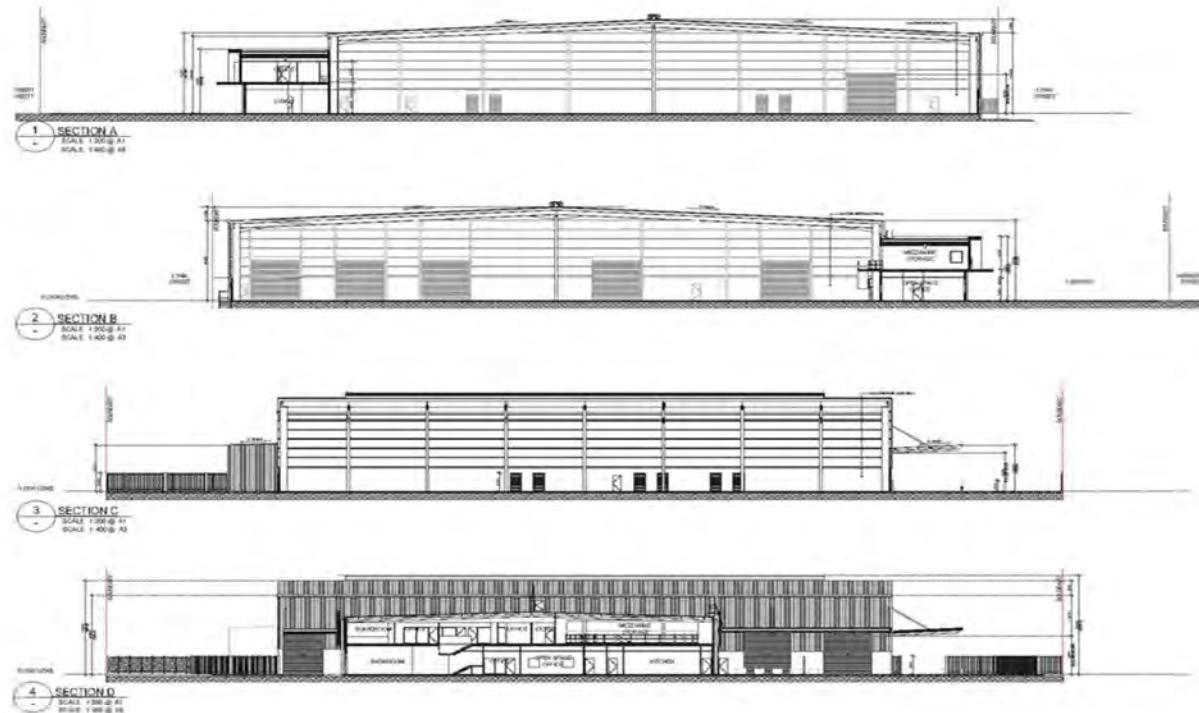
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GENERAL NOTES
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the centre of the element unless otherwise stated.
3. All dimensions are to the finished surface unless otherwise stated.

85 Herbert Ingham Guimaraes

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SARA reference: 2502-44830 SRA
Council reference: MCU25-0001
Applicant reference: 40396-005-01

14 May 2025

Chief Executive Officer
Hinchinbrook Shire Council
PO Box 366
INGHAM QLD 4850
council@hinchinbrook.qld.gov.au

Attention: Mr Paul Cohen

Dear Mr Cohen

**SARA referral agency response—28, 32 & 36 Lynn Street,
Ingham; 79, 85 & 87 Herbert Street, Ingham**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 26 February 2025.

Response

Outcome:	Referral agency response – with conditions	
Date of response:	14 May 2025	
Conditions:	The conditions in Attachment 1 must be attached to any development approval	
Advice:	Advice to the applicant is in Attachment 2	
Reasons:	The reasons for the referral agency response are in Attachment 3	

Development details

Description:	Development permit	Material change of use for Medium Impact Industry (Furniture Manufacturing, Display and Sales)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) – Material change of use within 25 metres of a State transport corridor (road) (Planning Regulation 2017)	

2502-44839 SRA

SARA reference: 2502-44839 SRA

Assessment manager: Hinchinbrook Shire Council

Street address: 28, 32 & 36 Lynn Street, Ingham; 79, 85 & 87 Herbert Street, Ingham

Real property description: Lot 9 on RP706689; Lot 1 on RP712748; Lot 2 on RP712748; Lot 2 on RP717132; Lot 1 on RP735965; Lot 13 on SP121469; Lot 12 on SP121469

Applicant name: Development Enterprises Pty Ltd C/- Brazier Motti Pty Ltd

Applicant contact details: 595 Flinders Street
TOWNSVILLE QLD 4810
Anne.Zareh@braziermotti.com.au

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved – With conditions
- Reference: TMR25-045129
- Date: 09 May 2025

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Zinal Chand, A/Planning Officer, on (07) 3432 2410 or via email NQSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Development Enterprises Pty Ltd C/- Brazier Motti Pty Ltd, Anne.Zareh@braziermotti.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referenced in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (A copy of the documents referenced below are found in Attachment 5)

No.	Conditions	Condition timing
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The development must be carried out generally in accordance with the following plan: (a) Sight Distance Check, prepared by Premise, dated 5/11/2024, job code P002252, sheet number SKC160, rev 1 (as amended in red by SARA) (b) Bulk Earthworks Plan, prepared by Premise, dated 11/04/2025, job code P002252, sheet number C200, rev 3.	(a) At all times (b) Prior to the commencement of use
2.	(a) Road access is located generally in accordance with Sight Distance Check, prepared by Premise, dated 5/11/2024, job code P002252, sheet number SKC160, rev 1 (as amended in red by SARA) (b) Provide road works comprising standard left-in/left-out industrial access, (at the road access location referred to in part (a) of this condition) generally in accordance with Sight Distance Check, prepared by Premise, dated 5/11/2024, job code P002252, sheet number SKC160, rev 1 (as amended in red by SARA) (c) Design and construct the road access works, referred to in part (b) of this condition, in accordance with: i. the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i> ; ii. the Department of Transport and Main Roads' <i>Policies and Technical Specifications</i> ; iii. the Department of Transport and Main Roads' <i>Standard Drawings Roads</i> ; and iv. relevant local government requirements.	(a) At all times (b) and (c) Prior to the commencement of use
3.	(a) Carry out the stormwater management of the development generally in accordance with Engineering Services plan, Prepared by Premise, dated 28/03/2025, job code SKC100, sheet number SKC100, rev 4. (b) Submit RPEQ certification with as-constructed plans to North.Queensland.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed in accordance with part (a) of this condition.	(a) At all times (b) Within 20 business days of the completion of works
4.	(a) Close and remove all existing vehicular accesses located between the subject site and Herbert Street. (b) The road works to close and remove access, referred to in part (a) of this condition, must be in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual, 2nd Edition</i> . The road works must: i. remove the existing driveway crossovers;	Prior to the commencement of the use

2502-44839 SRA

	<ul style="list-style-type: none"> ii. reinstate on-road carpark linemarkings. iii. reinstate kerb and channel; iv. reinstate pedestrian pathways; and v. reinstate the grass landscaping between the pedestrian pathway and the property boundary. 	
5.	Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance within the subject site must not encroach or de-stabilise the state-controlled road or cause similar adverse impacts.	At all times

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.1). If a word remains undefined it has its ordinary meaning.
2.	<p>Under sections 33 of the Transport Infrastructure Act 1994, written approval is required from the Department of Transport and Main Roads to carry out road works that are road access works (including driveways) on a state-controlled road. Please contact the Department of Transport and Main Roads at North.Queensland.IDAS@tmr.qld.gov.au to make an application for roadworks approval.</p> <p>To make an application for road access works approval, please contact the Department of Transport and Main Roads via North.Queensland.IDAS@tmr.qld.gov.au, and include a completed Road Works/Road Access Works in a State-controlled road Application Form (Form F5082) available at: https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p>

2502-44539 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The development complies with State Code 1: Development in a state-controlled road environment as outlined in the State Development Assessment Provisions (SDAP) version 3.2, subject to conditions.

Specifically, the development:

- does not create a safety hazard for users of the State-controlled road
- does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works
- does not result in a worsening of the physical condition or operating performance of State-controlled roads and the surrounding road network

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- *Planning Regulation 2017*
- the SDAP (version 3.2), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

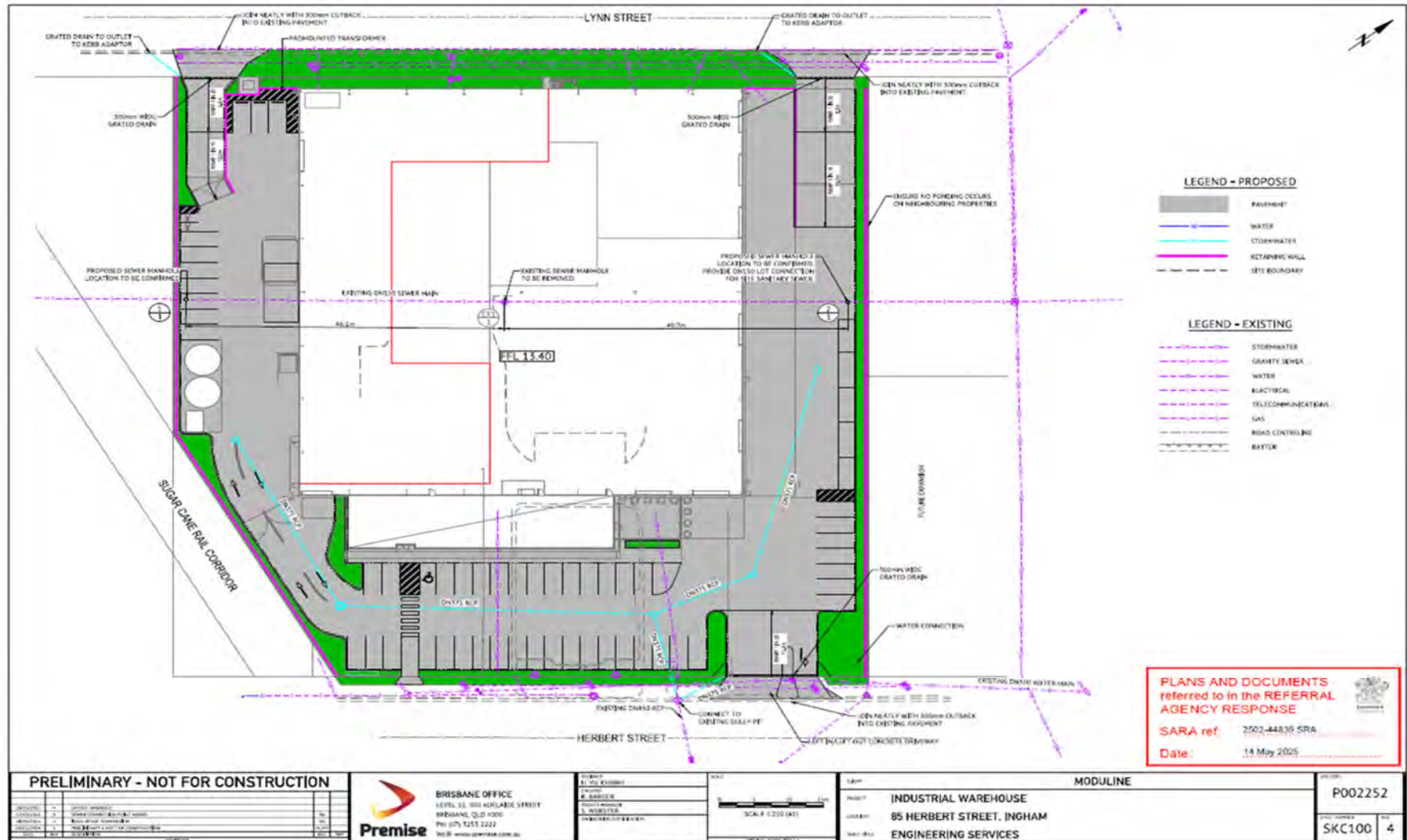
Attachment 4—Representations about a referral agency response provisions

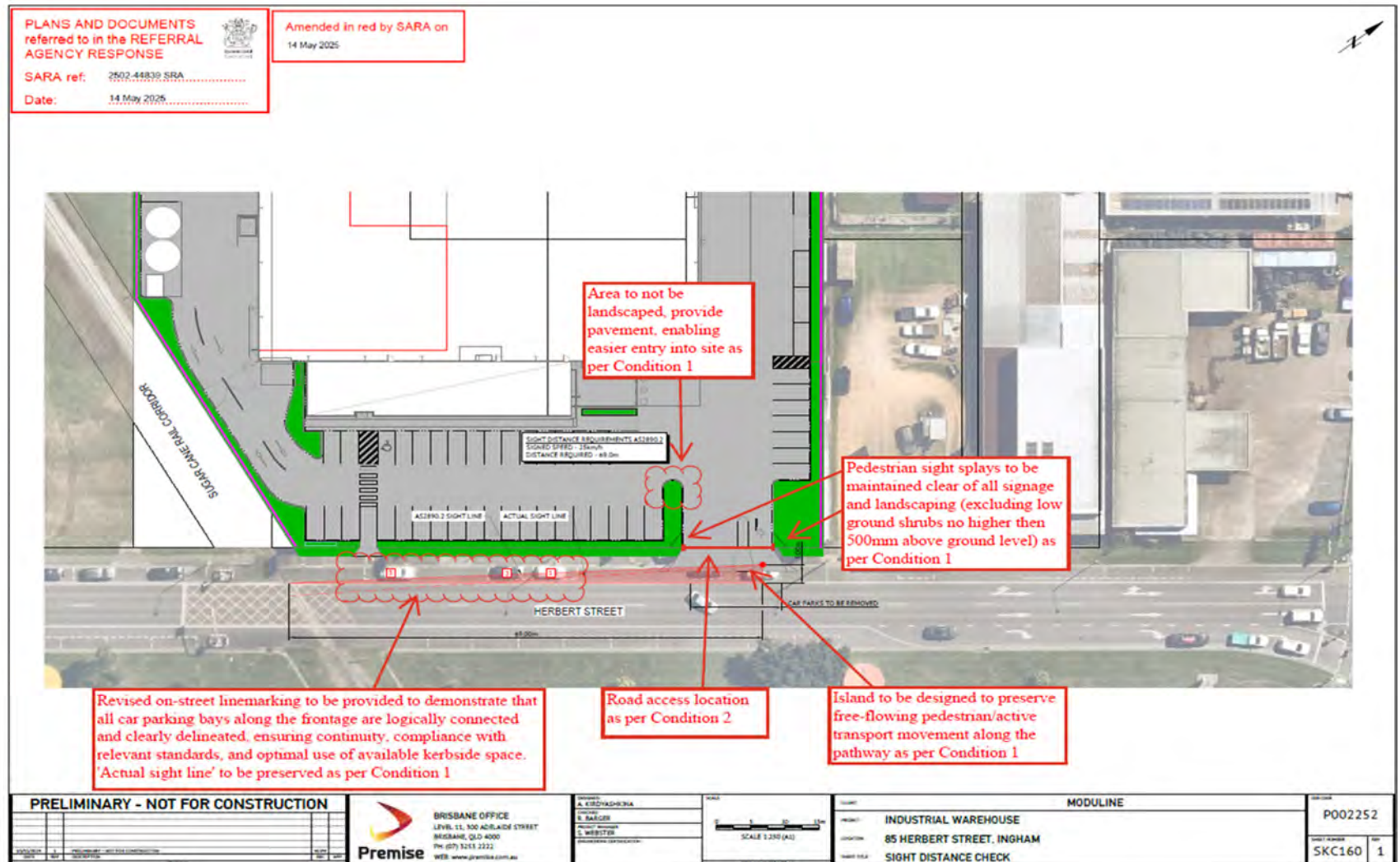
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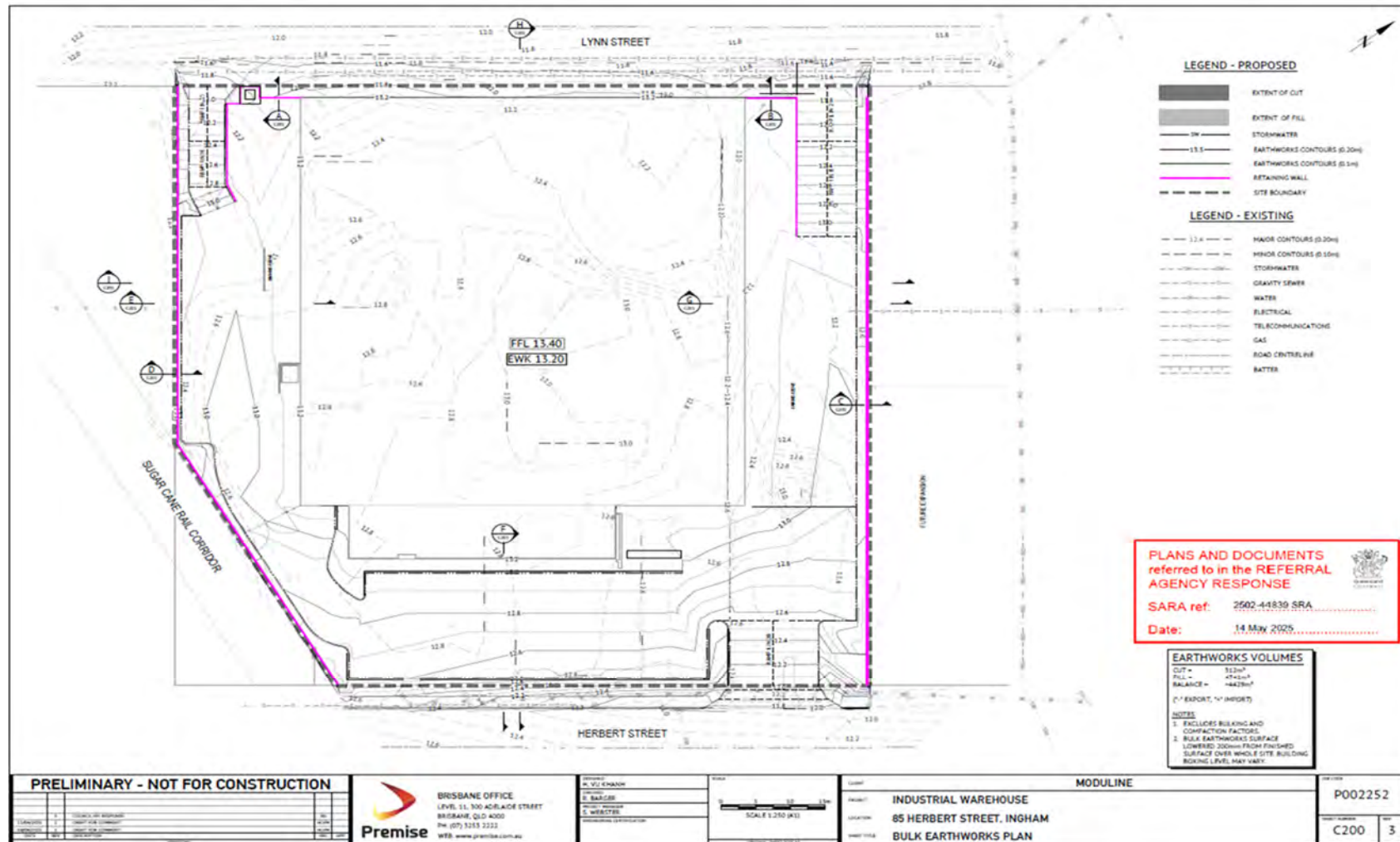
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Attachment 5—Documents referenced in conditions

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Your ref: TMR25-045129
Your ref: MCU25-0001
Enquiries: Magnus Kuitainen



9 May 2025

Department of
Transport and Main Roads

Decision Notice – Permitted Road Access Location (s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU25-0001, lodged with Hinchinbrook Shire Council involves constructing or changing a vehicular access between Lots 2RP712748, 12SP121469, 9RP706689, 13SP121469, 2RP717132, 1RP735965, 1RP712748, the land the subject of the application, and Herbert Street (the Bruce Highway), a state-controlled road.

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address: Development Enterprises Pty Ltd C/- Brazier Mottl Pty Ltd
595 Flinders Street
Townsville QLD 4810

Application Details

Address of Property: 28, 32 and 36 Lynn Street, and 79, 85 and 87 Herbert Street, Ingham 4850
Real Property Description: 2RP712748, 12SP121469, 9RP706689, 13SP121469, 2RP717132, 1RP735965, 1RP712748
Aspect/s of Development: Development Permit for Material Change of Use for Medium Impact Industry (Furniture Manufacturing, Display and Sales)

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1.	The Permitted Road Access Location is in accordance with Sight Distance Check, prepared by Premise, dated 5 November 2024, reference P002252-SKC160, revision 1, as amended in red (Attachment D).	At all times.
2.	Direct vehicle access is prohibited between Herbert Street and the subject site at any other location other than the Permitted Road Access Location described in Condition 1.	At all times.

¹ Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
3.	<p>Road Works comprising a left-in/left-out industrial driveway must be provided at the permitted road access location, generally in accordance with:</p> <ul style="list-style-type: none"> I. the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition; II. the Department of Transport and Main Roads' Policies and Technical Specifications; III. the Department of Transport and Main Roads' Standard Drawings Roads; and, IV. relevant local government requirements. 	Prior to the commencement of the use and to be maintained at all times.
4.	<p>(a) Close and remove all existing vehicular accesses located between the subject site and Herbert Street.</p> <p>(b) The road works to close and remove accesses, referred to in part (a) of this condition, must be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition. The road works must be carried out in accordance with Sight Distance Check, prepared by Premise, dated 5 November 2024, reference P002252-SKC160, revision 1, as amended in red, to:</p> <ul style="list-style-type: none"> I. remove the existing driveway crossovers; II. reinstate on-road carpark linemarkings. III. reinstate kerb and channel; IV. reinstate pedestrian pathways; and V. reinstate the grass landscaping between the pedestrian pathway and the property boundary. 	Prior to the commencement of the use and to be maintained at all times.
5.	<p>To ensure the safety of pedestrians, bicycle riders and other path users, sight lines at the permitted road access location, must be provided and maintained so that drivers on the driveway are able to see approaching path users before their vehicle encroaches onto the path.</p> <p>The Developer can obtain further guidance on what is required from the Department of Transport and Main Roads' Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways, available at: https://www.tmr.qld.gov.au/-/media/busind/techstdpubs/Cycling/Guideline-Path-users-and-driveways.pdf</p>	At all times.
6.	<p>The owner of the land is responsible for all costs associated with the maintenance of the road access (including driveways) between the road pavement edge and the property boundary.</p>	At all times.

Reasons for the decision

The reasons for this decision are as follows:

- a) To ensure access to the State-controlled Road from the property does not compromise the safety and efficiency of the State-controlled Road network.
- b) To provide safe access for all vehicles associated with the use.

Please refer to Attachment A for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as Attachment B, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in Attachment C for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in Attachment C for information.

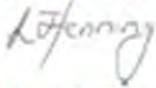
Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Magnus Kuttainen, Town Planner should be contacted by email at North.Queensland.IDAS@tmr.qld.gov.au or on (07) 4421 8744.

Yours sincerely



Linda Henning
A/Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Permitted Road Access Location Plan

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- The objective of the Transport Infrastructure Act 1994 requires the establishment of a road regime that is safe and efficient.
- Section 62 of the Transport Infrastructure Act 1994 allows the Department of Transport and Main Roads to make decisions about permitted road access locations between particular/adjacent land and a state-controlled road.
- The proposed development is for a Development Permit – Material Change of Use, Medium Impact Industry (Furniture Manufacturing, Display and Sales), on land formally described as 2RP712748, 12SP121469, 9RP706689, 13SP121469, 2RP717132, 1RP735965, 1RP712748.
- Where proximate to the subject site, Herbert Street (SCR) has a speed limit of 50km/hr and is not a Limited Access Road (LAR).
- The existing buildings are proposed to be demolished, and the site redeveloped to accommodate a warehouse, office, showroom, outdoor recreation area and carparking. These works include:
 - Construction of a new central building comprising a building footprint of ~4,739m².
 - The establishment of 56 car parks, two for motorcycles and one for disability parking.
 - Earthworks involving filling involving 4,429m³ of material and construction of a retaining wall around much of the subject site's perimeter.
 - Landscaping on all sides.
 - Consolidation of all Herbert Street (SCR) access points on the state-controlled road into a single vehicle access point.
- The development is proposed to be accessed by private passenger vehicles, prime-movers and semi-trailers, and service vehicles. The development is proposed to generate 56 trips in the peak hour.
- This new development is not anticipated to result in significant levels of traffic generation when compared to the existing uses on the subject site.
- The proposed access arrangement proposed is considered to retain the safety and efficiency of the State-controlled Road.
- The property owner will be responsible for ongoing maintenance of the driveway between the property boundary and the pavement edge of the State-controlled Road.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference	Version
Site Plan	Cottee Parker	28 January 2025	DA1002	09
Engineering Services Report	Premise	30 January 2025	P002252	2
SARA Advice Notice - Response	Premise	10 April 2025	P002252	-
Traffic Functional Layout	Premise	28 March 2025	SKC150	3
Traffic Functional Layout – 8.8m Service Vehicle	Premise	28 March 2025	SKC151	3
Sight Distance Check	Premise	5 November 2024	SKC160	1

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
- (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

(b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

(5) The court may order—

(a) the appeals to be heard together or 1 immediately after the other; or

(b) 1 appeal to be stayed until the other is decided.

(6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.

(7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

Transport Planning and Coordination Act 1994
Part 5, Division 2 – Review of Original Decisions

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

- (a) If the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) If the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

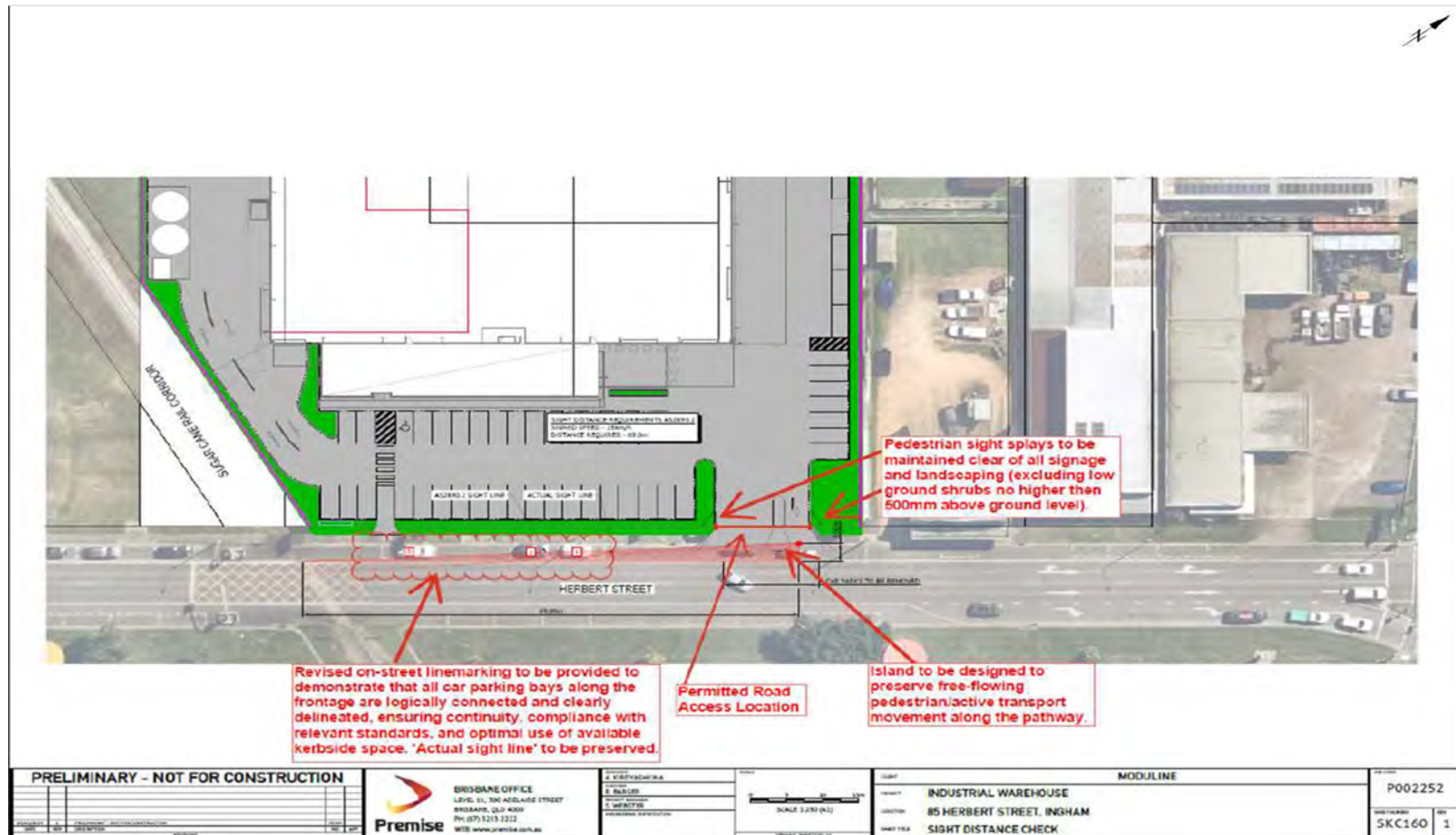
- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.



SUBMITTERS

There was one (1) properly made submission in relation to the Development Application. ‘

Below is a list of the properly made submitters details:

NAME	ADDRESS	EMAIL
Neale Brown	10 Fanning Street INGHAM QLD 4850	<i>nealebrown@bigpond.com</i>

29 May 2025

SECTION 119 OF PLANNING ACT 2016

APPLICATION DETAILS	
This Decision Notice relates to the below Development Application:	
Application Number	MCU25-0001
Property ID Number	103710, 105703, 105557 and 101585
Applicant Details	Development Enterprises Pty Ltd C/- Brazier Motti Pty Ltd
Owner Details	LCD Properties Pty Ltd PO Box 1245 INGHAM QLD 4850
Property Description	Lot 9 on RP706689, Lot 2 on RP717132, Lot 12 on SP121469, Lot 1 on RP735965, Lots 1 and 2 on RP712748, Lot 13 RP121469
Proposal	Material Change of Use – Medium Impact Industry (Furniture Manufacturing, Display and Sales)
Level of Assessment	Assessable Development – Impact Assessment

APPLICABLE INFRASTRUCTURE CHARGE	
The applicable infrastructure charge has been calculated in accordance with Hinchinbrook Shire Council's <i>Adopted Infrastructure Charges Resolution CR1-2018</i> , and makes allowances for any imposed waiver or dispensation issued by the relevant authority:	
LEVIED CHARGE	\$NIL + annual adjustments and/or reviews

PAYMENT DETAILS

The adopted infrastructure charge must be made to Hinchinbrook Shire Council prior to the commencement of use and/or local government endorsement of a survey plan.

Payment can be made in person at Council's main office, 25 Lannercost Street, Ingham, or via post PO Box 366, INGHAM QLD 4850.

ADJUSTMENTS TO THE CHARGE

The amount of the levied charge will be recalculated at time of payment using the adopted infrastructure charges stated in the resolution in use at that time.

GOODS AND SERVICES TAX (GST)

The federal government has determined that rates and utility charges levied by local government will be GST free. Accordingly, no GST is included in this Infrastructure Charges Notice.

FAILURE TO PAY

An infrastructure charge levied by a local government is, for the purposes of recovery, taken to be a rate within the meaning of the *Local Government Act 2009*. Compound annual interest at 10% calculated daily is to be applied to an overdue charge.

APPEAL RIGHTS

You may appeal against any matter stated in the adopted infrastructure charges notice.

Under the provisions of the *Planning Act 2016*, the Applicant may –

- i. Make representation to Council to discuss the adopted infrastructure charges notice by contacting Council's Chief Executive Officer. You must make these representations within twenty (20) business days after the day you receive this notice. If Council alters the decision, you will be given a 'negotiated adopted infrastructure charges notice'; or
- ii. Appeal to the Planning and Environment Court or Development Tribunal.

Chapter 6, Part 1 and Part 2 of the *Planning Act 2016* detail appeal rights afforded to the Applicant to the Planning and Environment Court or Development Tribunal.

INFRASTRUCTURE CHARGES

In accordance with the Hinchinbrook Shire Adopted Infrastructure Charges Resolution CR1-2018, infrastructure charges are applicable to the proposed development as it will result in the creation of new allotments.

Details of the calculated infrastructure charges are as reflected hereunder.

APPLICABLE NETWORKS	
Network	Provided to Subject Land
Water supply	Yes
Sewerage	Yes
Transport	Yes
Stormwater	Yes
Public parks and community facilities	Yes

PROPOSED LAND USE			
Charge Category	Quantity	Rate	Gross Charge Amount
Industry (water, sewerage and transport network)	5,110m ²	\$20/m ² GFA	\$102,200.00
Industry (Stormwater)	9,153m ²	\$10/m ² Impervious area	\$91,530.00
		Gross Charge Amount	\$193,730.00

CREDIT LAND USE			
Charge Category	Quantity	Rate	Gross Charge Amount
Existing Lots	2	\$6,500	\$13,000
Commercial Retail (water, sewerage, and transport networks)	2,691m ²	\$60/m ² GFA	\$161,460.00
Commercial and Industry (Stormwater)	7,380m ²	\$10/m ² Impervious area	\$73,800.00
		Gross Credit Amount	\$248,260.00

LEVIED CHARGE		
Total Applicable Charge	Total Applicable Credit	Net Levied Charge
\$193,730.00	248,260.00	Nil